

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-15B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





NOTES:  
 PARCEL BOUNDARIES AND AREAS BASED ON  
 CITY ASSESSOR'S MAPS ARE APPROXIMATE.  
 PENDING FINAL SURVEYS.  
 FOR DEFINITIONS, STANDARDS & CONTROLS  
 SEE:  
 CHARLESTOWN URBAN RENEWAL PLAN  
 PROJECT NO. U-463, R-55  
 DOSTON REDEVELOPMENT AUTHORITY  
 FEBRUARY 23, 1958.

AREA 2,000 SQ. FT.  
 WIDTH  
 DEPTH  
 SITE  
 ACCESS  
 PARKING  
 D.U.'s  
 TYPE  
 ZONING  
 USE

# DISPOSITION PARCELS

DATE:



CHARLESTOWN  
 URBAN RENEWAL AREA  
 MAP NO. U-463, R-55  
 DOSTON REDEVELOPMENT AUTHORITY



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

1. NAME OF LAND

2. NAME OF REDEVELOPER: WALTER J. FERREIRA and Cheryl

3. ADDRESS OF REDEVELOPER: 11 TRENTON ST. CHARLESTOWN MASS. 02124

4. NAME ON WHICH THE REDEVELOPER PROPOSES TO ENTER INTO A CONTRACT FOR, OR UNDERTAKING, THE ACQUISITION OF LAND FROM

BOSTON REDEVELOPMENT AUTHORITY

PROJECT NO. MASS. R-55 PARCEL/R-15  
CHARLESTOWN MASS. URBAN RENEWAL AREA

5. CITY OF BOSTON, STATE OF MASSACHUSETTS

6. AS DESCRIBED AS FOLLOWS:

R-15B

7. If the Redeveloper is not an individual doing business under his own name, the Redeveloper is organized below and is organized or operating under the laws of \_\_\_\_\_

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

8. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization.

9. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, directors, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as

10. If the information on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to by the appropriate number of item on the form.

11. The location of the land (such as block and lot numbers or street boundaries) is sufficient. A description of the land and location of other technical details, if any, is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, not more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

### 3. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

- If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in Item 5 and in Items 6 and 7 is not required to be furnished.



1. Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment: ..... 28,000<sup>00</sup> ~~xx~~
- b. Cost per dwelling unit of any residential redevelopment: ..... 0
- c. Total cost of any residential rehabilitation: ..... 0
- d. Cost per dwelling unit of any residential rehabilitation: ..... 0

2. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE MONTHLY RENTAL | ESTIMATED AVERAGE SALE PRICE |
|--------------------------------|----------------------------------|------------------------------|
| 6 Room<br>GARRISON<br>26 X 28  |                                  | \$30,000                     |

3. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

4. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I, (We): WALTER FERREIRA ET AL  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: JUNE 26, 1975

Dated: JUNE 26, 1975

Walter J. Ferreira  
Signature

Charles J. Ferreira  
Signature

Richard  
Signature

Wife  
Signature

11 Fronten Street  
Charlestown Mass: 02129

Address and Zip Code

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement. Section 1051, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment for not more than five years, or both, for knowingly and willfully making, or using any false writing, or document, made or used in any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Federal department or agency.



July 10, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: : ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCEL R-15B  
1. Rescission of Tentative Designation of Redeveloper  
2. Tentative Designation of New Redeveloper

Disposition Parcel R-15B, located at 124-130 Elm Street in the Charlestown Urban Renewal Area, contains approximately 3,461 square feet of land.

At the meeting of October 14, 1971 the Boston Redevelopment Authority voted to tentatively designate Phillip J. and Mary Jasper as redevelopers of Parcel R-15B. However, due to financial problems Mr. and Mrs. Jasper were unable to develop the parcel.

This parcel was again advertised on February 24, 1974 with no sustained interest.

Walter and Cheryl Ferreira have now expressed interest in constructing a single family house on this lot.

It is recommended that the Authority:

1. Rescind the tentative designation of Phillip and Mary Jasper as redevelopers of Disposition Parcel R-15B, per the following appropriate vote:

VOTED: That the tentative designation of Phillip and Mary Jasper as redevelopers of Disposition Parcel R-15B be and hereby is rescinded.

2. Adopt the attached resolution designating Walter and Cheryl Ferreira as tentative redevelopers of Disposition Parcel R-15B.

ATTACHMENT